

**CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF COUNCIL MEETING
JUNE 5, 2023**

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, June 5, 2023, 6:00 p.m. in the Council Chambers of the Howard L. Brown Public Safety Building, 1100 SW Smith Street, Blue Springs, Missouri with Mayor Carson Ross presiding.

COUNCILMEMBERS IN ATTENDANCE

Jerry Kaylor
Chris Lievsay
Ron Fowler

Galen Ericson
Kent Edmondson
Susan Culpepper

Also present were Acting City Administrator Christine Cates, City Attorney Sarah Carnes, and Deputy City Clerk Erin Ford.

CALL MEETING TO ORDER AND CONFIRMATION OF QUORUM

Mayor Ross called the meeting to order at 6:00 p.m. and led in the pledge of allegiance. The Deputy City Clerk confirmed a quorum of the Council was present.

CONSENT AGENDA

Councilmember Ericson moved to approve the following Consent Agenda items and the motion was seconded by Councilmember Kaylor.

- **Minutes of the May 15, 2023** City Council Meeting and **May 17, 2023** Special City Council Meeting
- **Resolution No. 31-2023** designating Friday, September 15, through Sunday, September 17, as the dates for the 2023 Blue Springs Fall Fun Festival
- **Resolution No. 32-2023** approving a purchase in the amount of \$88,983.40 from Godfrey's Tactical Supply for ballistic vests and helmets for the Police Department's tactical team
- **Resolution No. 33-2023** approving disposition of Information Technology, City Clerk, Parks and Recreation and Police department records which have met the required retention period
- **Resolution No. 34-2023** approving Amendment Four in the amount of \$25,000.00 with Central Power Systems and Services, Inc. now known as Central Power Systems & Services, LLC for generator maintenance and repair
- **Resolution No. 35-2023** designating Christine Cates as Interim City Administrator and rescinding Resolution No. 40-2022
- **Resolution No. 36-2023** approving a purchase in the amount of \$50,491.00 from Blue Springs Ford Sales, Inc., for a 2023 Ford F-350 chassis (WA-18)
- **Resolution No. 37-2023** approving a purchase in the amount of \$38,502.00 from Independent Truck Upfitters Inc DBA ITU Kranz of Kansas City for a utility box (WA-18)

The above Consent Agenda items were approved with the following vote:

Kaylor – Aye
Lievsay – Aye

Ericson – Aye
Edmondson – Aye

Fowler – Aye

Culpepper – Aye
Mayor Ross – Aye

**PUBLIC HEARING –
REZONING
(RZ-04-23-8712)
AND GENERAL
DEVELOPMENT PLAN
(GDP-05-23-8746)
FOR CHN ESTATES**

Mayor Ross opened the Public Hearing to consider rezoning from Agricultural District to Residential Estate (RZ-04-23-8712) and approval of a General Development Plan (GDP-05-23-8746) for property located at 1130 SE Graham Ridge Road at 6:02 p.m. The minutes of the public hearing were recorded by a certified court reporter. Deputy City Clerk Erin Ford entered one exhibit into the record.

STAFF REPORT

Associate Planner Jamarcus Magee reviewed the details of the proposed rezoning and addressed questions from the Council.

APPLICANT

Applicant Chris Mann was available for questions from Council.

The Mayor hearing no comments for or against, closed the public hearing at 6:05 p.m.

**INTRODUCTION AND
1ST READING – BILL
NO. 5090 – REZONING
FOR CHN ESTATES
(RZ-04-23-8712)**

Councilmember Culpepper introduced Bill No. 5090 approving rezoning property located at 1130 SE Graham Ridge Road from Agricultural District to Residential Estate (RZ-04-23-8712). Deputy City Clerk Erin Ford made the first reading of Bill No. 5090 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5090 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

**2ND READING – BILL
NO. 5090**

Ms. Ford made the second reading of Bill No. 5090 by title. Councilmember Edmondson moved to adopt Bill No. 5090 upon its second reading and give it **ORDINANCE NO. 5219**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Kaylor and carried with the following vote:

Lievsay – Aye
Fowler – Aye
Ericson – Aye

Edmondson – Aye
Culpepper – Aye
Kaylor – Aye
Mayor Ross – Aye

**INTRODUCTION AND
1ST READING – BILL
NO. 5091 – GENERAL
DEVELOPMENT PLAN
FOR CHN ESTATES
(GDP-05-23-8746)**

Councilmember Culpepper introduced Bill No. 5091 approving a General Development Plan to construct a house located at 1130 SE Graham Ridge Road (GDP-05-23-8746). Deputy City Clerk Erin Ford made the first reading of Bill No. 5091 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5091 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5091

Ms. Ford made the second reading of Bill No. 5091 by title. Councilmember Fowler moved to adopt Bill No. 5091 upon its second reading and give it **ORDINANCE NO. 5220**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Kaylor and carried with the following vote:

Fowler – Aye
Ericson – Aye
Edmondson – Aye

Culpepper – Aye
Kaylor – Aye
Lievsay – Aye
Mayor Ross – Aye

INTRODUCTION AND 1ST READING – BILL NO. 5092– FINAL PLAT FOR CHN ESTATES (PF-04-23-8714)

Councilmember Culpepper introduced Bill No. 5092 approving a Final Plat for CHN Estates (PF-04-23-8714). Deputy City Clerk Erin Ford made the first reading of Bill No. 5092 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5092 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5092

Ms. Ford made the second reading of Bill No. 5092 by title. Councilmember Edmondson moved to adopt Bill No. 5092 upon its second reading and give it **ORDINANCE NO. 5221**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Kaylor and carried with the following vote:

Ericson – Aye
Edmondson – Aye
Culpepper – Aye

Kaylor – Aye
Lievsay – Aye
Fowler – Aye
Mayor Ross – Aye

PUBLIC HEARING – VACATION FOR NW VESPER & NW 16TH ST (VAC-04-23-8715)

Mayor Ross opened the Public Hearing to consider a vacation of alley right-of-way located between NW 17th Street and NW 16th Street and between NW Vesper St and NW Summit Street. (VAC-04-23-8715) at 6:08 p.m. The minutes of the public hearing were recorded by a certified court reporter. Deputy City Clerk Erin Ford entered one exhibit into the record.

STAFF REPORT

Director of Community Development Mike Mallon reviewed the details of the proposed vacation and addressed questions from the Council.

APPLICANT

Applicant Jeffery Gibson was available to address questions from Council.

The Mayor hearing no comments for or against, closed the public hearing at 6:15 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 5093 VACATION

Councilmember Culpepper introduced Bill No. 5093 approving a vacation of alley right-of-way located between NW 17th Street and NW 16th Street and between NW Vesper St and NW Summit Street. (VAC-04-23-8715). Deputy City Clerk Erin Ford made the first reading

**FOR NW VESPER & NW
16TH ST
(VAC-04-23-8715)**

of Bill No. 5093 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5093 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

**2ND READING – BILL
NO. 5093**

Ms. Ford made the second reading of Bill No. 5093 by title. Councilmember Edmondson moved to adopt Bill No. 5093 upon its second reading and give it **ORDINANCE NO. 5222**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Kaylor and carried with the following vote:

Edmondson – Aye	Lievsay – Aye
Culpepper – Aye	Fowler – Aye
Kaylor – Aye	Ericson – Aye
	Mayor Ross – Aye

**PUBLIC HEARING –
CODE AMENDMENT –
FLOODPLAIN
REGULATIONS
(UDCT-04-23-8725)**

Mayor Ross opened the Public Hearing to consider amendments to the Unified Development Code related to Floodplain Regulations (UDCT-04-23-8725) at 6:16 p.m. The minutes of the public hearing were recorded by a certified court reporter. Deputy City Clerk Erin Ford entered one exhibit into the record.

STAFF REPORT

Community Development Director Mike Mallon reviewed the details of the proposed code amendments and addressed questions from the Council. Plans Examiner Jake Farrell also addressed questions from the Council.

The Mayor hearing no comments for or against, closed the public hearing at 6:26 p.m.

**INTRODUCTION AND
1ST READING – BILL
NO. 5094 – CODE
AMENDMENT –
FLOODPLAIN
REGULATIONS
(UDCT-04-23-8725)**

Councilmember Culpepper introduced Bill No. 5094 approving amendments to the Unified Development Code related to Floodplain Regulations (UDCT-04-23-8725). Deputy City Clerk Erin Ford made the first reading of Bill No. 5094 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5094 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

**2ND READING – BILL
NO. 5094**

Ms. Ford made the second reading of Bill No. 5094 by title. Councilmember Edmondson moved to adopt Bill No. 5094 upon its second reading and give it **ORDINANCE NO. 5223**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Kaylor and carried with the following vote:

Culpepper – Aye	Fowler – Aye
Kaylor – Aye	Ericson – Aye
Lievsay – Aye	Edmondson – Aye
	Mayor Ross – Aye

**PUBLIC HEARING –
ANNEXATION FOR
COLONIAL GARDENS
(ANNX-05-23-8762)**

Mayor Ross opened the Public Hearing to consider an Annexation of property located at the northwest corner of Adams Dairy Parkway and Wyatt Road into the City limits (ANNX-05-23-8762) at 6:27 p.m. The minutes of the public hearing were recorded by a certified court reporter. Deputy City Clerk Erin Ford entered one exhibit into the record.

STAFF REPORT

Associate Planner Adair Bright reviewed the details of the proposed annexation and addressed questions from the Council.

The Mayor hearing no comments for or against, closed the public hearing at 6:29 p.m.

**INTRODUCTION AND
1ST READING – BILL
NO. 5095 –
ANNEXATION FOR
COLONIAL GARDENS
(ANNX-05-23-8762)**

Councilmember Culpepper introduced Bill No. 5095 approving an Annexation of property located at the northwest corner of Adams Dairy Parkway and Wyatt Road into the City limits (ANNX-05-23-8762) Deputy City Clerk Erin Ford made the first reading of Bill No. 5095 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5095 upon its first reading and proceed with the second reading on June 20, 2023. Motion seconded by Councilmember Kaylor and carried unanimously.

**PUBLIC HEARING –
FISCAL YEARS 2023-
2024 TO 2027-2028
CAPITAL
IMPROVEMENTS
PROGRAM**

Mayor Ross opened the Public Hearing to consider adopting the Fiscal Years 2023-2024 to 2027-2028 Capital Improvements Program for the City of Blue Springs at 6:30 p.m. The minutes of the public hearing were recorded by a certified court reporter. Deputy City Clerk Erin Ford entered one exhibit into the record.

STAFF REPORT

Interim City Administrator Christine Cates reviewed the details of the proposed Capital Improvement Program and addressed questions from the Council.

The Mayor hearing no comments for or against, closed the public hearing at 6:43 p.m.

**INTRODUCTION AND
1ST READING – BILL
NO. 5096 – FISCAL
YEARS 2023-2024 TO
2027-2028 CAPITAL
IMPROVEMENT
PROGRAM**

Councilmember Culpepper introduced Bill No. 5096 adopting the Fiscal Years 2023-2024 to 2027-2028 Capital Improvements Program for the City of Blue Springs. Deputy City Clerk Erin Ford made the first reading of Bill No. 5096 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5096 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

**2ND READING – BILL
NO. 5096**

Ms. Ford made the second reading of Bill No. 5096 by title. Councilmember Edmondson moved to adopt Bill No. 5096 upon its second reading and give it **ORDINANCE NO. 5224**, with a copy

attached hereto and made a part of the minutes. Motion seconded by Councilmember Kaylor and carried with the following vote:

Kaylor – Aye
Lievsay – Aye
Fowler – Aye

Ericson – Aye
Edmondson – Aye
Culpepper – Aye
Mayor Ross – Aye

**INTRODUCTION AND
1ST READING – BILL
NO. 5097– FUNDING
AGREEMENT WITH
MISSOURI HIGHWAYS
AND
TRANSPORTATION
COMMISSION**

Councilmember Culpepper introduced Bill No. 5097 approving Municipal and Cost Apportionment Agreement with the Missouri Highways and Transportation Commission, in care of the Missouri Department of Transportation for construction of sidewalk improvements, in FY-2025 along NW State Route 7 Highway between NW Shaw Parkway and U.S. 40 Highway. Project KU0010, STP 1200(410) Deputy City Clerk Erin Ford made the first reading of Bill No. 5097 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5097 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

**2ND READING – BILL
NO. 5097**

Ms. Ford made the second reading of Bill No. 5097 by title. Councilmember Edmondson moved to adopt Bill No. 5097 upon its second reading and give it **ORDINANCE NO. 5225**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Kaylor and carried with the following vote:

Lievsay – Aye
Fowler – Aye
Ericson – Aye

Edmondson – Aye
Culpepper – Aye
Kaylor – Aye
Mayor Ross – Aye

**INTRODUCTION AND
1ST READING – BILL
NO. 5098 – COLONIAL
GARDENS
AMENDMENT TO FINAL
PLAT AND EXTENSION
OF LETTER OF CREDIT**

Councilmember Culpepper introduced Bill No. 5098 amending Ordinance No. 5172 approving the Final Plat for Colonial Gardens 1st Plat and extending the letter of credit to allow for the completion of a development agreement between Colonial Gardens and the City to December 19, 2023. Deputy City Clerk Erin Ford made the first reading of Bill No. 5098 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5098 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Edmondson and carried unanimously.

**2ND READING – BILL
NO. 5098**

Ms. Ford made the second reading of Bill No. 5098 by title. Councilmember Edmondson moved to adopt Bill No. 5098 upon its second reading and give it **ORDINANCE NO. 5226**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Kaylor and carried with the following vote:

Fowler – Aye
Ericson – Aye
Edmondson – Aye

Culpepper – Aye
Kaylor – Aye
Lievsey – Aye
Mayor Ross – Aye

**PRESENTATION –
COPPERLEAF TAX
INCREMENT FINANCE
EXTENSION**

Attorney Mike Dodig requested a five-year extension to the Copperleaf Village Tax Increment Financing (7 Highway and RD Mize Road). Managing Member Kevin Fitzpatrick presented information regarding the extension to Council and was available for questions.

Attorney Sid Douglas spoke on behalf of the City regarding the requested extension.

COUNCIL DISCUSSION

After the presentation and Council discussion, staff was directed to proceed with preparation of a Funding Agreement for Council consideration at a future meeting for the extension of the Tax Increment Financing for Copperleaf Village.

VISITORS

Plans Examiner Jake Farrell was recognized for earning the International Code Council’s Master Code Professional designation.

Mayor Ross presented Police Chief Bob Muenz and Director of Parks and Recreation Dennis Dovel with 10-year service pins.

**MAYORAL
ANNOUNCEMENTS**

Thoughts to Ponder:

“It is often the small steps, not the giant leaps, that brings about the most lasting change.”

(Queen Elizabeth II)

ADJOURNMENT

At 7:20 p.m., there was no further business to come before the Council, Councilmember Ericson moved the meeting be adjourned. Motion seconded by Councilmember Kaylor and carried unanimously.

ATTEST

CITY OF BLUE SPRINGS


Erin Ford, Deputy City Clerk


Carson Ross, Mayor